

Figure: 7 TAC §80.201(a)

**Form A**  
**Conditional Qualification Letter**

**Date:**

**Prospective Applicant:**

**Residential Mortgage Loan Originator:**

License Number \_\_\_\_\_

Address \_\_\_\_\_

Phone # \_\_\_\_\_

**Loan** (describe as follows):

Loan Amount:

Qualifying Interest Rate:

Term:

Maximum Loan-to-Value Ratio:

Loan Type and Description:

Residential mortgage loan originator ☐has ☐has not received a signed application for the Loan from the prospective applicant

Residential mortgage loan originator ☐has ☐has not reviewed the prospective applicant's credit report

Residential mortgage loan originator ☐has ☐has not reviewed the prospective applicant's credit score

Residential mortgage loan originator has reviewed the following additional items (list):

The prospective applicant has provided the residential mortgage loan originator verbally in writing with information about the prospective applicant:

Income \_\_\_\_ Yes \_\_\_\_ No \_\_\_\_ Not applicable

Available cash \_\_\_\_ Yes \_\_\_\_ No \_\_\_\_ Not applicable for down payment and payment of closing costs

Debts \_\_\_\_ Yes \_\_\_\_ No \_\_\_\_ Not applicable

Assets \_\_\_\_ Yes \_\_\_\_ No \_\_\_\_ Not applicable

Based on the information that the prospective applicant has provided to the residential mortgage loan originator as described above, the residential mortgage loan originator has determined that the prospective applicant is eligible and qualified to meet the financial requirements of the loan.

**This is not an approval for the Loan.** Approval of the Loan requires: (1) the residential mortgage loan originator to verify the information that the prospective applicant has provided; (2) the prospective applicant's financial status and credit report to remain substantially the same until the loan closes; (3) the collateral for the loan (the subject property) to satisfy the lender's requirements (for example, appraisal, title, survey, condition, and insurance); (4) the loan, as described, to remain available in the market; (5) the prospective applicant to execute loan documents the lender requires, and (6) the following additional items (list):

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Residential Mortgage Loan Originator